



MEETING MINUTE SUMMARY

SALT LAKE COUNTY PLANNING COMMISSION MEETING

Wednesday, November 10, 2021 8:30 a.m.

****Meeting minutes approved on December 22, 2021****

Approximate meeting length: 1 hour 53 minutes

Number of public in attendance: 6

Summary Prepared by: Wendy Gurr

Meeting Conducted by: Commissioner Collard

***NOTE:** Staff Reports referenced in this document can be found on the State website, or from Planning & Development Services.

ATTENDANCE

Commissioners	Public Mtg	Business Mtg	Absent
Neil Cohen	x	x	
Ronald Vance	x	x	
Mark Elieson	x	x	
Christopher Collard (Chair)	x	x	
Sara Hiatt (Vice Chair)	x	x	
Jeff Watkins	x	x	
Ofa Matagi	x	x	

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Jim Nakamura		
Shad Cook	x	x
Melissa Anderson	x	x
Jake Young	x	x
Dina Blaes		
Helen Peters	x	x
Zach Shaw (DA)	x	x

Commissioner Collard read the Chairs Opening Statement

LAND USE APPLICATION(S)

Hearings began at – 8:32 a.m.

SUB2021-000400 – Woodside Homes of Utah is requesting approval of the proposed 117 Lot Sky Ranch Single Family Preliminary Plat and the 406 Unit Sky Ranch Townhome Preliminary Plat. **Total Acreage:** 54.1 acres. **Location:** 6818 and 6851 South UOne Eleven Highway. **Zone:** C-2/zc. **Planner:** Shad Cook (Motion/Voting)

The Planning Commission, in its discretion, may request public input on these applications prior to acting on the application. If public input is requested, public comment will be limited to three minutes per person.

Greater Salt Lake Municipal Services District Planner Shad Cook provided an analysis of the staff report.

Commissioner Vance said he was concerned about water for the project; Daybreak and Herriman are draining the Great Salt Lake. Mr. Cook said Woodside is working with Kearns Improvement District to get water and said District will be able to supply water to these residents but hasn't been involved in the technical aspect. Commissioner Vance said can't drain a well and drain the Great Salt Lake. Commissioner Collard said property is serviced by Kearns Improvement District and his impression is that the District is

pumping water from Jordan Valley Water Conservancy District. Commissioner Vance said he used to be in charge of the secondary water for the State of Utah. Commissioner Elieson said that traffic is impossible on U111, that is the only access and is not a big enough road to handle that type of traffic. Mr. Cook said he can only go off what traffic supplied.

Commissioner Hiatt motioned to open the public meeting, Commissioner Vance seconded that motion.

PUBLIC PORTION OF MEETING OPENED

Speaker # 1: Applicant

Name: Matthew Loveland

Address: 460 West 50 North

Comments: Mr. Loveland said he takes pride in the project and spent a few months to make something unique and special. He added elements not even required. 19 units per acre allowed. Opted to go for land use below the original plan. Many amenity packages. Landscaping and water are important, he met with architect, and came up with waterwise planting. Referring to the landscape plan, dark green is for pets, lighter green is for engineered grass. Long walkways, water limited to drip. and landscaping leaves a nice curb appeal. Worked with Kearns Improvement District; Jordan Valley Water is where Kearns get their water and Kearns confirmed water will not be a problem. Open space requirement was 7% and project is close to 30%. Stamped concrete pad area with benches, outdoor area for the community with learning opportunities. Front and rear load townhomes, wide offering of single family. Brick, stone, masonry stucco with multiple exterior colors.

Commissioner Watkins asked about single-family plat, lot 1001-- is it open space or future development. Mr. Loveland said future development for commercial. Commissioner Elieson said looking at the maps, only access is U111 and by the time built out, traffic will be devastated with that many structures; what plans are there to address? Mr. Loveland said he worked with health and engineering and did a study in 2020 and 2021, study counts for both developments, two lane highway has plans for additional travel lanes. An extension of Mountain View will alleviate traffic from Bacchus highway. Plans for UDOT to declassify and lower the speed limit on that road and help with safety concerns.

Speaker # 2: The Oquirrh Foundation

Name: Bennion Gardner

Address: 4922 West Fish Hook Road

Comments: Mr. Gardner said he is not opposed to the use of the land. Concern is this is the only portion that reaches to Mountain View with active multi-use path. Even though parcels aren't adjoining, project is eliminating a corridor. Could not find Oquirrh gateway plan, questions whether closing corridor and eliminating possible connection fits with the plan. Wants residents to have an opportunity to enjoy the Oquirrh mountains but project doesn't connect or include multi-use trail to connect to Mountain View.

Speaker # 3: Applicant

Name: Matthew Loveland

Address: 460 West 50 North

Comments: Mr. Loveland said there is a rail corridor on easternly side of the development. Discussions on state level to be a transit corridor. West Jordan to have 7400 South too and is preserving a trail, and he welcomes possibility. Discussion at county level with different cities. If UTA doesn't put in trail line, would connect the trail and support as well to the Bonneville Trail Line. Westside of 7000 with future development will have trail and help east/west connection. Working with the church to have extensive activity and trail developments.

Commissioner Vance motioned to close the public meeting, Commissioner Watkins seconded that motion.

PUBLIC PORTION OF MEETING CLOSED

Commissioners had a brief discussion regarding availability of water.

Motion: To approve application #SUB2021-000400 for Woodside Homes of Utah requesting approval of the proposed 117 Lot Sky Ranch Single Family Preliminary Plat and the 406 Unit Sky Ranch Townhome Preliminary Plat.

Motion by: Commissioner Hiatt

2nd by: Commissioner Watkins

Vote: Commissioner Cohen Abstained, all other Commissioners voted in favor. Motion passed.

BUSINESS MEETING

Meeting began at – 9:11 a.m.

- 1) Approval of the September 15, 2021 Planning Commission Meeting Minutes. (Motion/Voting)

Motion: To approve the September 15, 2021 Planning Commission Meeting Minutes as presented.

Motion by: Commissioner Matagi

2nd by: Commissioner Vance

Vote: Commissioners voted unanimous in favor

Approval of the October 13, 2021 Planning Commission Meeting Minutes. (Motion/Voting)

Motion: To continue the October 13, 2021 Planning Commission Meeting Minutes to the December 15th Meeting.

Motion by: Commissioner Matagi

2nd by: Commissioner Vance

Vote: Commissioners voted unanimous in favor

- 2) West General Plan discussion/update. **Planner:** Jake Young.

Mr. Young provided a presentation regarding the West General Plan. Jake and Staff focused on timeline, Goals, four-year plan, Wasatch Front Regional Council transportation update, undevelopable lands, infill land, water resource conservancy, strategies, low-income housing, transportation vision, Environment and Conservation, Water Vision, Parks, Trails, and Recreation, Economy, Utilities and Public Safety. West General Plan rough draft will be available in December.

- 3) Other Business Items. (As Needed)

No other business items to discuss.

Commissioner Collard motioned to adjourn.

MEETING ADJOURNED

Time Adjourned – 10:25 a.m.